

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

September 18, 2014

FACILITIES REPORT – ONGOING CAMPUS PROJECTS

PURPOSE: INFORMATION

The following construction projects are scheduled for summer and fall 2014 (refer to the attached map for reference).

1. Legislative Building Exterior Repairs Phase 3

This project completes the sandstone preservation, cleaning, and exterior leak repairs to the Legislative Building that begun in the 2009-11 biennium. This phase was anticipated to complete work on the remaining lower elevations of the building.

In August 2014, a contractor was on site repointing, installing weatherproofing and cleaning the building exterior, including portions of the dome podium roof, dome podium walls, drum base, stairwell skylights, portico attic walls, wing roof edges, east plinth, and east plaza. All of the impacted areas are on the exterior of the building. Project completion is expected for November 2014.

2. Capitol Campus Underground Utilities

This project will repair or replace utility lines under Sid Snyder Way between the southeast corner of the Legislative Building and Capitol Way. The following utility lines will be replaced: steam lines, chilled water lines, potable water lines, sanitary sewer lines, fiber optics cable lines, irrigation lines, and power lines. When complete, the project will deliver a newly paved roadway, with landscaping and fully functional utility services.

On August 6, 2014, contractors closed Sid Snyder Way on the West Capitol Campus, from Capitol Way to Cherry Lane. The project is scheduled to continue for 100 days (until the middle of November 2014).

Significant disruptions will continue to result from the work effort. Commuters who drive are displaced from their normal parking stalls, pedestrian circulation are detoured, and Intercity Transit's DASH shuttle bus service has been rerouted. In addition, the public can expect noise and large vehicles moving through the area. Work will be limited to the hours of 7:00 am to 7:00 pm and is expected to extend into November 2014.

3. Capital Project East Plaza Stair Tower Replacement and Waterproof Retrofit

This project will repair the structural integrity of the concrete beams and panels at the western garage entrances off of Capitol Way, along with reconstruction of stairway towers one and eight due to deteriorating steel beams and panels, and the spalling concrete walls. This project will rebuild elevator one to prevent water infiltration damage to the electrical and mechanical systems.

Water has been infiltrating the Plaza Garage, undermining and weakening the structure, corroding essential components and creating a growing risk to life and property. Structural deterioration is escalating at the western entrances of the parking garage, where structural beams, concrete walls and ceiling panels are loosening.

Construction is scheduled to start beginning September 2014. Substantial completion is expected by April 2015.

4. NRB Roof Replacement and Multipurpose Room Water Infiltration

This project will replace the 20-year, 60,000 square feet roof of the Natural Resources Building. Repairing multipurpose room water infiltration by excavation, tree removal on the eastside of the multipurpose room and water proofing the concrete surrounding the room.

Construction began in early August 2014. A substantial completion is expected for November 2014.

5. Capitol Court Roof Replacement and Window Repair

This project will replace the 24-year built up asphalt roof system and historic wood framed windows of the Capitol Court Building (formerly the Thurston County Courthouse); however, the budget of \$900,000 was only able to cover the roof work.

Construction started in early August 2014 and is scheduled to continue through mid-October 2014.

6. Critical Campus Steam System Repairs and the Governor's Mansion Boiler Replacement

This project is scheduled to construct heating and cooling system projects on Capitol Campus including; replacing campus powerhouse chillers (cooling system), the campus steam system (heating system), and the heating system for the Governor's mansion.

The current steam system loop serves 13 office buildings and the Governor's Mansion. Removing the Mansion from the steam loop will optimize energy savings on the Capitol Campus by allowing operators to turn the heating system down or off when office buildings are not occupied, including overnight, on weekends and on holidays when the office buildings are unoccupied. This makes more efficient use of the campus systems' capabilities.

The Governor's Mansion boiler replacement project includes replacing the heating system for and removing the Governor's Mansion from the central system. Work at the Governor's Mansion will close the building residential and visitors for approximately one month from late July through August 2014. The Department of Enterprise Services has been working to schedule as much construction as possible during times when the building is vacant.

The rest of the project will begin in December 2014 with a completion date of March 2015.

7. Archive Building HVAC Upgrades

This project is an upgrade for the Archives Building HVAC system that is failing. The project is expected to reduce maintenance and energy costs as well as better control the environment for the building that preserves the Washington State historic records. The construction for this project will begin in September 2014 and will be completed by December 2014.